



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 1, 2010

REQUEST: City Council Bill #10-0447/Zoning – Conditional Use Housing For The Elderly – 616, 618, 620, 622, 624, 626, 628, 630, and 634 Baker Street

RECOMMENDATION: Amend and Approve, with the following amendment:

- The addresses references in the bill should be amended to read: "616, 618, 620, 622, 624, 626, and 628 Baker Street, and 629, 631, and 633 Sanford Place."

STAFF: Eric Tiso and Ken Hranicky

PETITIONER(S): Castlewood Communities, LLC c/o AB Associates

OWNER: Castlewood Communities, LLC

SITE/ GENERAL AREA

Site Conditions: These parcels together comprise ±10,934 square feet of land, and are currently unimproved. The parcels front on North Stockton Street, Baker Street, and North Carey Street, though the three parcels fronting on North Carey Street are addressed to a private street known as Sanford Place, which connects to North Stockton Street.

General Area: These parcels are located in the Sandtown-Winchester neighborhood, which is represented by a mixture of residential and commercial uses. The residential stock in the area is primarily comprised of rowhouses. At the northwest end of the block is a public park and playlot.

HISTORY

- Ordinance #78-701 established the Sandtown-Winchester Urban Renewal Plan, dated April 17, 1978.
- Ordinance 93-232, is the latest amendment to the Sandtown-Winchester Urban Renewal, dated July 2, 1993.

CONFORMITY TO PLANS

This site is located within the Sandtown-Winchester Urban Renewal Plan area. This project is compatible with the Comprehensive Plan's LIVE section, Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

Project: The applicant wishes to build a four-story apartment building, to be known as 620 Baker Street that will be designated for use as Elderly Housing. This use requires the conditional use approval of the Mayor and City Council through an Ordinance. This building will have a maximum capacity of 55 residents.

Variances: As per §15-101, variances from requirements of the Zoning Code may be granted "... as part of an ordinance authorizing a conditional use, by the Mayor and City Council."

Variances are required for this proposal as outlined below:

- **Parking:** No more than 1 parking space need be provided for every 4 units designed for occupancy by the elderly in: (1) a federally-assisted private or public housing dwelling; or (2) housing for the elderly (§10-207.d). In this case, for 52 units, 13 parking spaces are required and three parking spaces are proposed. This represents a reduction in the parking requirement of 77%.
- **Lot Area:** In this zoning district, 245 square feet of lot area is required per elderly housing dwelling unit (§4-1106.c). For the proposed 52 units, ±12,617.5 square feet of lot area is required, and ±10,934 square feet is enclosed by the combined properties. This represents a reduction in the lot area requirement of 13%.
- **Required Yards:** A rear yard setback of 25 feet is required (§4-1107.c). In this case, a portion of the proposed building will project to the rear property line.

Staff recommends that the aforementioned variances be granted and made part of the conditional use ordinance.

Site Plan Review Committee: This project was reviewed by the SPRC on November 27, 2008, and the plans were finally approved on January 7, 2009.

Elevations: The proposed four-story building will have a brick base below the level of the first floor windows, on the three sides with street frontage. Above this brick base, and the entire rear elevation, will be sheathed in vinyl siding. Two turrets on the southern and eastern corners of the building (fronting on Baker Street) will be entirely bricked. The peaked roof will be asphalt shingled. The elevations were reviewed by the staff architect as part of the Site Plan Review Committee review on November 27, 2008.

Amendment: Staff believes that the addresses noted in the bill reflect how the properties were arranged in the past. A more current block plat, and the City's Real Property records indicate that a different arrangement now exists. For that reason, even though the properties will be consolidated, the property addresses should be corrected as a technical matter.

Staff notified the following entities of this action: The Sandtown-Winchester Improvement Association, and the AMES Community Development Corporation.

Thomas J. Stosur
Director